



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



21 Fiskavaig, Isle of Skye, IV47 8SN.

Detached House

Four Bedrooms

Partial Gas Central Heating & Double Glazing

Private Garden Grounds

Offers Over £225,000

Stunning Views

Quiet Location

Description:

21 Fiskavaig is a traditional four bedroom property located in an elevated position in the township of Fiskavaig on the popular Minginish Peninsula. The property benefits from uninterrupted views over Fiskavaig Bay, the islands of Ornsay and Wiay and towards MacLeod's Tables in the distance

21 Fiskavaig is a traditional 1 1/2 storey croft house, set in an elevated position in the popular township of Fiskavaig, affording beautiful views over the countryside and Fiskavaig Bay. The sheltered bay is ideal for kayaking and swimming and there are plenty of good walks close at hand.

The generous accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge, kitchen, bathroom, one double and one single bedroom on the ground floor. Stairs lead to the first floor landing giving access to two double bedrooms. The property further benefits from double glazing, gas central heating and a feature fireplace in lounge.

Externally, the property sits in private garden grounds with parking available on the driveway to the side. There is a single garage on the driveway providing additional storage space or a workshop.

21 Fiskavaig presents a wonderful opportunity to purchase a lovely family home in a popular area and must be viewed to appreciate what is on offer.



Room sizes

Ground Floor

Entrance Porch

2.49m x 1.09m (8'02" x 3'06").

Hallway

1.20m x 3.34m (3'11" x 10'11").

Lounge

3.67m x 4.24m (12'00" x 13'10").

Kitchen

2.16m x 4.35m (7'01" x 14'03").

Bathroom

1.65m x 2.51m (5'04" x 8'02").

Bedroom One

3.48m x 4.23m (11'04" x 13'10").

Bedroom Two

2.91m x 2.45m (9'06" x 8'00").

First Floor

Landing

0.91m x 3.50m (2'11" x 11'05").

Bedroom Three

3.69m x 2.80m (12'01" x 9'02").

Bedroom Four

3.43m x 2.80m (11'02" x 9'02").





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Services:

Mains water, electricity. Drainage to septic tank. LPG gas / electric central heating.

Council Tax: Band C

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

By mutual agreement.

Directions:

From Portree head south on the A87 until you reach Sligachan. Turn right onto the A863 signposted to Dunvegan. After about 4 miles you will take a left hand turning signposted Carbost/Portnalong (B80090). Continue on this road passing through Carbost (you will pass the Talisker Distillery), Fernilea and Portnalong before you come into Fiskavaig. Number 21 is situated on the left hand side in an elevated position.

Location:

Located on the Minginish peninsula, Fiskavaig is a small crofting community 5 miles from Carbost, the nearest main village. In the neighbouring township of Portnalong facilities include a small hotel/bar and a newly built community centre. In Carbost, home to the world famous Talisker Distillery facilities include a community owned village shop, post office/stationers, a pub and hostel. There is also a primary school in Carbost and secondary schooling is available in Portree, the Island's capital, some 20 miles away - a school bus service operates. There is a scheduled bus service between Fiskavaig and Portree that runs several times a day. The bus stop is just a few yards from the house. Portree has all the facilities you would expect of a busy town including supermarkets, shops, restaurants, hotels and a hospital. Fiskavaig is an ideal base for holiday makers, walkers and sightseers' being fairly central on the Island with lovely walks, beaches and places of interest to visit. There is an abundance of wildlife to look out for in the surrounding area including the huge white tailed Sea Eagles.



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

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Portree Office: Bridge Road

Portree

Isle of Skye

IV51 9ER

IV51 9ER

Kyle Office: Main Street

Kyle of Lochalsh

Ross-Shire

IV54 8RD